

SPENCE WILLARD



48 Lincoln Way, Bembridge, Isle of Wight, PO35 5RR

# *A spacious and well presented three bedroom bungalow situated on the edge of Bembridge village with glorious outlook over playing fields.*

VIEWING

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Situated in a quiet cul-de-sac and overlooking Bembridge recreation ground and with a duck pond at the end of the road, this three bedroom bungalow is in an idyllic situation with a feeling of space all around. The bungalow is well-maintained with uPVC double glazed windows and a large conservatory at the rear providing excellent family space. There is a large sitting room, separate kitchen, in addition to three bedrooms, two of which are doubles and a shower room and separate W.C. Gardens extend in a westerly aspect and overlook the recreation ground sports fields with gate giving access to the vast playing fields.

Bembridge boasts incredible views across The Solent and English Channel and is surrounded by miles of downland perfect for countryside walks. Bembridge Harbour has extensive mooring facilities and two sailing clubs, and creates a bustling atmosphere with fishing boats and pleasure craft. There are numerous beaches in the area, National Trust sites and a vibrant village which has a good range of small shops for everyday needs, including an excellent fishmonger, with freshly caught fish off the boats, a butcher, delicatessen and several good restaurants. A more comprehensive range of shopping facilities is available in the county town of Newport (13 miles) and the nearby town of Ryde (7 miles). The Fast Cat and Hover Craft, providing high speed passenger links to Portsmouth, is located in Ryde, providing access to the mainland in under 10 minutes.

#### Accommodation

##### Entrance

Composite door with sidelight.

##### Hallway

With hatch accessing a large loft space and airing cupboard with plenty of shelving and hanging space.

##### Sitting Room

A substantial room spanning from front to rear with dual aspect windows, gas flame effect fire and outlook over the park.

##### Kitchen

Fully equipped with a range of under-counter and wall mounted storage units incorporating four ring gas hob with extractor fan over, 1.5 bowl stainless steel sink with mixer tap and space and plumbing for a slimline dishwasher, fridge and freezer.

##### Conservatory/Utility Room

This modern addition of a substantial uPVC conservatory provides extra family space with views over the garden and beyond and also has worktop with a stainless steel sink and space and plumbing beneath for a washing machine/tumble dryer providing a utility space for the house.

##### Bedroom 1

Is a large double bedroom overlooking the gardens with far reaching views.

##### Bedroom 2

A good sized double bedroom with southerly front aspect.

#### Bedroom 3

A single bedroom overlooking the rear gardens.

#### Shower Room

With large walk-in shower, pedestal wash basin, heated towel rail, tiled wall and floors.

#### W.C.

With tiling to walls and floor and W.C.

#### Outside

In a peaceful and picturesque setting at the end of a cul-de-sac near the duck pond 48 Lincoln Way is set back behind a close board fence with gravelled front garden and a large driveway for parking two cars in front of the integrated garage, which has an up and over remote operated door. The side access leads to a rear garden which is enclosed and enjoys gated access onto the expansive recreation ground beyond. The elevated position and far reaching views give a feeling of space and the garden is landscaped with well stocked borders giving plenty of paving for outdoor dining and entertaining. There is a garden shed and side access to the garden from the front.

#### Services

Mains electricity, water and drainage, heating is provided by gas fired boiler located in loft space and delivered via radiators.

#### Tenure

The property is offered freehold.

#### EPC Rating

Rating C

#### Council Tax

Band D

#### Postcode

PO35 5RR

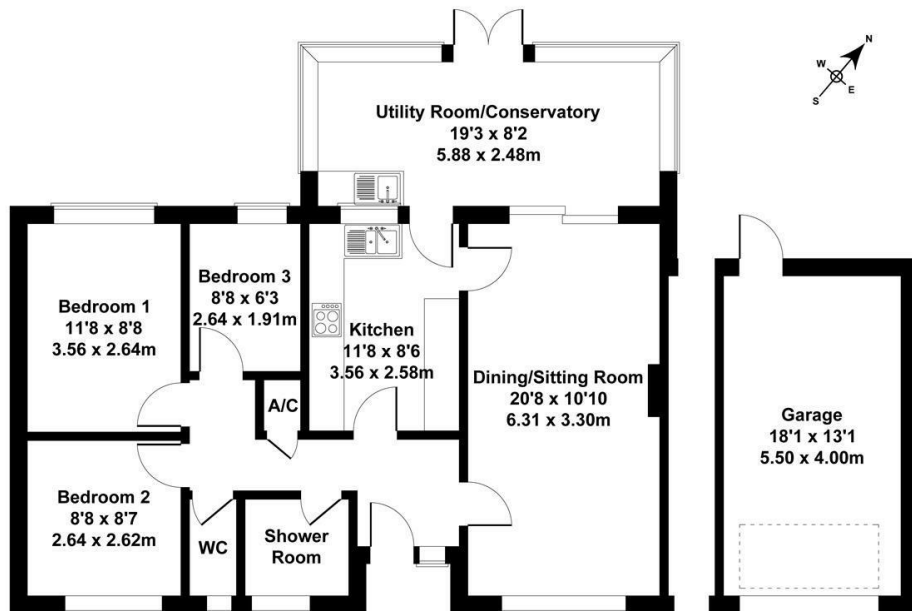
#### Viewings

All viewings will be strictly by prior arrangement with the sole selling agents Spence Willard.



## 48 Lincoln Way

Approximate Gross Internal Area  
1173 sq ft - 109 sq m



### SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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